

**Harrington Park  
Zoning Board of Adjustment  
MINUTES  
January 31, 2017**

Announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

**ROLL CALL**

Richard McLaughlin	X	Stephen Martinez	
Michael Roth	X	Todd Cannao	
John Powers	X	Robert Budinich	X
Jin Cho	X	Zaccaro	X
Steve Lott	X		

Also present: Florence Savoye, Land Use Clerk  
John Schettino, Board Attorney  
Anthony Kurus, Board Engineer

**December 7, 2016 Minutes Approved**

	Move	Second	YES	NO	Abstain
McLaughlin			X		
Roth	X		X		
Powers			X		
Cho			X		
Martinez					
Lott			X		
Cannao					
Budinich		X	X		
Zaccaro			X		

**CHANGE OF METING TIME** for future meetings from 8:00PM to 7:00PM

Ms. Zaccaro motioned, and Mr. Powers seconded, with all board member indicating agreement with “Aye.”

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**Flahive Application: 567 Lynn Street Block 203, Lot1**

John and Kerry Ann Flahive represented by **Mr. Tom Barrett, Esq.**

Mr. Barrett calls Mrs. Flahive to testify first; Mr. Schettino swears her in.

Mrs. Flahive describes the family's search for a home with more bathrooms to accommodate their three daughters. After investigating alternatives, she is fully committed to staying in Harrington Park after many years of volunteering in the school and at OLV church.

**Mr. Sean McClellan, Engineer**, sworn in by Mr. Schettino, presents the following exhibits and testimony:

**Exhibit A-1: Site Plan dated 10-25-2016, Revised 11-30-2016**

A corner lot located on Lynn and Lee streets, there's a small existing driveway from a previous home. The lot is approximately 176 x 127.35' and is in the R-2 zone. As a corner house, the front yard setback requires 35 feet from both Lee and Lynn streets. The current proposal requires a variance as the front yard setback on Lynn Street would only be 20.6 feet. The applicant is amenable to the Borough's tree ordinance recognizing that if they remove three large trees they will be required to plant seventeen.

Mr. Powers questions the drainage plan. The proposal states there are three 1000 gallon pits at the rear of the property and one in the front to collect roof runoff. The applicant's engineer explains that they are required to provide 5800 gallons and that the proposal provides 6780 gallon capacity.

**Mr. Peter Zampolin, Architect**, sworn in by Mr. Schettino, presents the following exhibits and testimony:

Mr. Zampolin states the property is 95 feet wide at the rear, is it total of 21,723 ft. It is a classic center-hall colonial with a covered front portico and 10 foot ceilings on the first floor, and a volume ceiling in the foyer. The great room opens to the kitchen and eat-in area with a small office or library and a screened in porch that will be a side entrance. A hallway pantry another side door is near the three car garage. The garage is 20.6 feet from Lynn Street at the closest point. The second floor has three bedrooms with one bath for each and on the other side a master suite and a second floor study room.

The garage roof line is only one and a half stories tall minimizing the roof line near the street. The garage will have high-quality carriage house doors, and dormers. Throughout the house all windows are double hung and the exterior will be hardy plank siding with a fiberglass roof.

**Exhibit A-2: 3-D rendering**

**Exhibit A-3: First Floor**

**Exhibit A-4: Second Floor**

**Exhibit A-5: Front/Right Elevations**

**Exhibit A-6: Rear/Left Elevations**

Exhibit A6 shows the screened in porch with accessed from kitchen. The footprint of the house is 21.6% where 25% is permitted. The footprint of the home is 4682 ft.<sup>2</sup> with approximately

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5400 ft.<sup>2</sup> of living space. The unfinished basement is not counted. While 42% would be the improved lot coverage, there is still room for a small patio and pool down the road.

Mr. Lott questions the width of the driveway which seems to be 34 feet. Mr. Schettino notes that a variance for the driveway will be necessary.

**Mr. Ken O'Chab Certified Planner of 1216 Fairlawn Ave. Fairlawn, NJ**

**Exhibit A-7: Photos of site, across the street and adjacent homes**

**Exhibit A-8: Bluefiled, neighborhood parking**

The planner testifies that the proposal meets all criteria for the R-2 zone except the front yard setback on Lynn Street, and now the garage curb cut. It is an odd lot size, being wider at the Lee frontage than in the back of the property. The proposal was created to allow three cars to park in the garage and three to park outside. The planner feels this is a C1 variance due to the constraining conditions of a corner and odd-shaped lot.

Mr. Powers asks if the color rendering is to scale, and is assured it is by Engineer McClellan. With 903 yd.<sup>3</sup> of soil to be removed a major soil movement permit is required. There will be approximately 60 truckloads of soil removed through a stabilized path. Bergen County soil management approval required before work begins. Borough Engineer Anthony Kurus' states this is a typical solution for projects like this.

Mr. Budnick motions and Mr. Lott seconds with the board members unanimously agreeing to open the meeting to the public with an "Aye."

**Open to the public at 8:20 PM**

Mr. Paul Collins of 576 Lynne Street asks if this house can fit into this lot. He is also very concerned with water being dumped into the street which already has very poor drainage. The engineer states that they have an overage in the drainage plans. Mr. Schettino explains that if the proposal is approved all drainage will be required to be acceptable to the Borough engineer.

Mr. Collins states that considering there is a flood plane in his backyard, he too would like to expand his home could build closer to the street as well. If more homes do this it will constitute a detriment to the Planning of the Boro

Mr. Herbert Reinert of 76 to Bluefield states that most homes in the neighborhood are set back between 40 and 50 feet so putting a garage 20 feet from the street seems egregious. Our manager just the applicants engineer points out that the two adjacent homes, one on Lynn Street and the other on Lee, have setbacks of 39.9 feet and 39.4 feet, respectively.

Ms. Marlene Walsh of 66 Lee Street states that the look and the character of the neighborhood will be changed with a home of this size. She's also very concerned about drainage but more concerned about safety; the corner has a lot of foot traffic. She is concerned the size and location of the home will compromise visit visibility

Mr. Ed Delane, of 579 Lynne Street questions if the setback is measured from the property line or the right-of-way.

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Mr. Carmine Golielmi of 560 Lynn St. lives across the street in a 2000 square-foot house. He is concerned about such a large house coming into the neighborhood.

Mr. Ross questions if the back steps or the side steps at entryways count in the setback and the answer is yes they do the applicants architect offers to move the porch in or remove it.

Mr. Carmine notes that there are five doors on the Lynn Street side and is concerned that it will look like a commercial piece of property. Does the borough have any ordinance on the number of doors allowed? Plus there's a lot of black top. The applicants architect testifies it will be high-quality carriage house doors with molding and dormers enhancing that side of the home.

Ms. Joan Golielmi of 560 Lynn St. asks what will be the address since the front door is on Lee. She also notes the deceiving nature of the color rendering, making it look like the garage is diminished. She also notes the large amount of black macadam and concern that the size and location of the home will compromise the safety of residents and children. She asks why the house couldn't be, as the previous one was, on the diagonal. The planner responds that he felt this was the best solution. Mr. Schettino asks the engineer if there is any way to lessen the current variance request? Mr. Roth points out that the number of variances is less important than the amount of footage requested. Mr. Carmine asks are there any other two. And a half story homes in this neighborhood

Ms. Marjorie Keillor of 596 Lynn Street questions the hammerhead driveway; she too feels the size of the garage is quite large.

Ms. Zaccaro motions and Mr. Powers seconds, with the board members unanimously agreeing with an "Aye" to **close the meeting to the public at 10:10 PM.**

After much discussion about moving the garage farther away from Lynn Street and possibly rotating the home and moving the home closer to Lee it is determined that the application will come back with a an alternative plan next month. Mr. Roth mentions that if the macadam matches only the width of the garage it might not be so offensive. Mr. Reinert offers deference to the Flahives, but mentions that soon their home will be empty of children and he will still be living in the neighborhood with safety greatly compromised. Mrs. Walsh also discusses the amount of traffic looking for the other side of Lynne Street even though this is a dead end with no stop sign and no sidewalks. Mr. Delaney doesn't feel a stop sign will help the situation and notes that the architect and engineer clearly did the best they could but that it's very difficult to put 10 pounds of anything in a 2 pound bag. Mr. Carmine stated the house doesn't fit in a neighborhood where all other homes are 2 to 3000 ft.<sup>2</sup> He worries about the character of the neighborhood

Mr. Roth requests that the applicants steak the property so the board members can visit and look at the proposal from that point of view Mr. Powers reminds the applicant the plants need to be delivered in time for the board members to be able to review them. Mr. Schettino reminds the audience they will not get another notice.

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Flahive Major Soil Movement and Variance carried to February 21, 2017 with no new notice.

	Move	Second	YES	NO	Abstain
McLaughlin			X		
Roth			X		
Powers	X		X		
Cho			X		
Martinez					
Lott			X		
Cannao					
Budinich		X	X		
Zaccaro			X		

**Mucciolo Application - 100 Schraalenburgh Road Block 1204, Lot14**

Now represented by Schepisi & McLaughlin, application carried to the February meeting.

	Move	Second	YES	NO	Abstain
McLaughlin					Recused
Roth	X		X		
Powers		X	X		
Cho			X		Abstain
Martinez					
Lott			X		
Cannao					
Budinich			X		
Zaccaro			X		Abstain

Mr. Schettino requests Borough Planner be present at next Mucciolo hearing, and additional Escrow funds needed for further Borough professionals work.

**10:30PM Adjourned  
Next Meeting March 22, 2017**